

August 26, 2009

To: Representative Robert Jones and members of House Commerce Committee

From: Greg Rosine and Katie John

Re: Property Conveyance Legislation

HB 5205 - Northwest Unit (Blakeslee Street)

- Former site of the State Tuberculosis Sanitarium
- Conveyed to WMU by the state of Michigan in 1996 with a public use reverter clause
- The property still houses the original hospital structure which is in a state of complete disrepair and has become a danger to the community
- WMU Public Safety patrols the property and it is secured with fencing and lighting, but the property is an attractive and dangerous nuisance for vandals
- Demolition of the structure and asbestos removal is estimated to cost in excess of \$1.2 million – leaving the property with a negative value and no viable public purpose
- WMU requests that public use language be removed which would allow the University flexibility to work with the City of Kalamazoo on alternative uses for the property, e.g., low-income housing or supplementary development

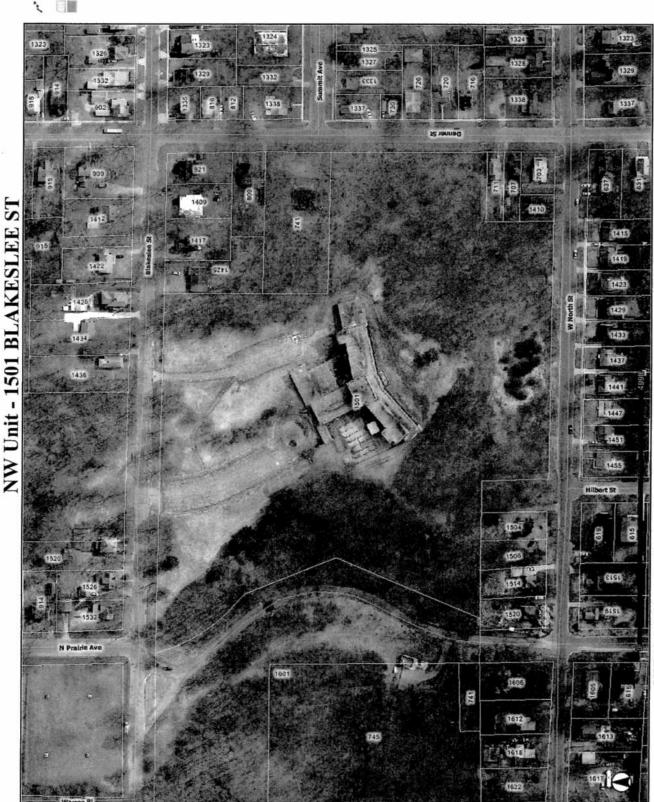
HB 5206 - Noble Lodge

- Previously used by the Michigan Department of Corrections as a half-way house
- Situated adjacent to University property containing the Kalamazoo Regional Psychiatric Hospital, the property is currently in State surplus
- The property is adjacent to the current WMU Health and Human Services campus
- The legislation would convey the property to WMU for \$1

HB 5207 - Colony Farm Orchard Property

- Former property of the Kalamazoo State Hospital farm system
- Conveyed to WMU in 1977 with a public use reverter
- Conveyance allowed MSU to perform entomology research in perpetuity. An
 agreement has been reached between WMU and MSU to terminate that use over
 the next three years

- Property is adjacent to the current WMU Parkview campus which houses the College of Engineering and Business and Research Technology Park (BTR)
- BTR has consistently been rated one of the most successful SmartZones in the State of Michigan
- Houses 31 companies, 645 jobs specializing in life-science, advanced engineering and information technology fields
- Legislation allows for possible expansion of the BTR on the currently vacant land
- WMU continues to work with concerned community and neighborhood groups to address issues they have with development of the property
- Overall, WMU views the property as an economic tool that encompasses our mission as a research university
- WMU's Business Technology Research Park:
 - It's development has won awards for innovative and ecologically sensitive storm water management system, the use of natural prairie vegetation, and public trail system
 - o 31 resident companies
 - o 645 jobs
 - o \$24.9 million annual payroll
 - o \$182.7 million in annual revenues of resident companies
 - o \$811,000 in annual property taxes
 - o Home to Southwest Michigan First Innovation Center (business incubator)



2009 Aerial Photo Water Feature Names

Culvert

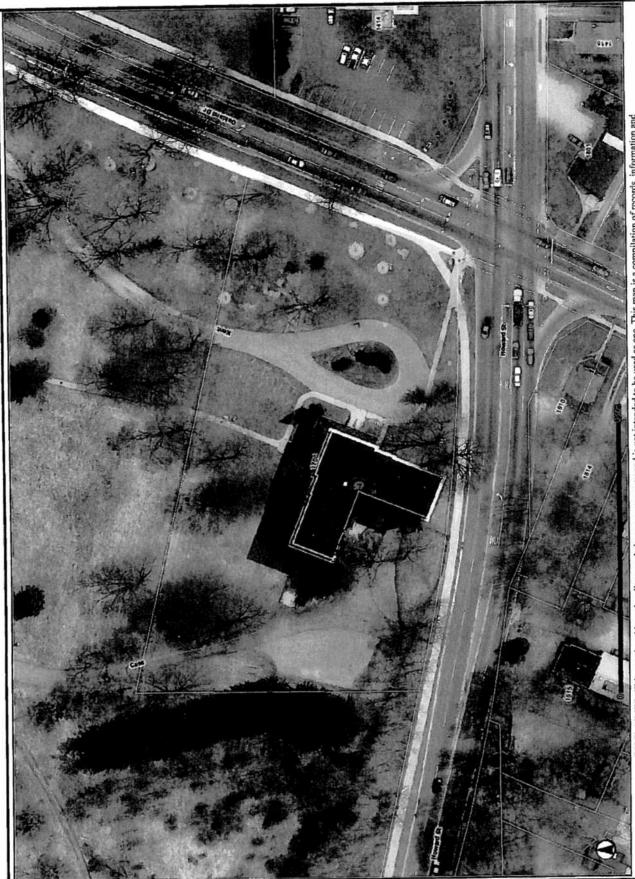
Street Names

Water Features

City Limits

DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only.

SOURCES: City of Kalamazoo, Plansight LLC;2008: Rentals Daily; Dec., Section Lines; Nov., Mowing Properties; Sept., Ownership Info; Jan., Parcels, Zoning, Landuse, Bus Stops, Bus Routes; 2007: October,



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